



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"Enriching Lives"*

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IN REPLY PLEASE

REFER TO FILE: **PJ-1**

November 26, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PICKENS YARD IMPROVEMENT PROJECT  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6557; C.P. 67925  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES  
COUNTY FLOOD CONTROL DISTRICT:**

Award and authorize the Director of Public Works to execute a construction contract, in the form previously approved by County Counsel, to Koam Construction, Inc., for the Pickens Yard Improvement Project in the amount of \$158,000 funded by the Los Angeles County Flood Control District, and establish the effective contract date following receipt of approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended action will allow Public Works to proceed with construction of the project.

The project includes constructing an 882-square-foot office addition to provide expanded office space, an ADA-compliant restroom, and an ADA access ramp. On August 19, 2003, your Board adopted the plans and specifications for the project at an estimated construction cost between \$102,546 and \$141,000 and authorized Public Works to advertise for construction bids. On September 16, 2003, the apparent lowest responsible bid of \$158,000 was received from Koam and is 12 percent or \$17,000 over the high bid range. Funds have been reallocated from savings in consultant services, miscellaneous expenditures, and County services to award the contract as shown in Enclosure A.

### **Implementation of Strategic Plan Goals**

This action is consistent with the County's Strategic Plan Goals of Fiscal Responsibility and Organizational Effectiveness as this project is an investment in public infrastructure and will allow the Flood Control District to provide services in a more cost-effective manner.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract with Koam is for \$158,000. In addition, \$23,700 (15 percent of the contract amount) has been allocated for change orders in the construction budget.

The total project cost, including plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$257,000. The Project Schedule and Budget Summary are included in Enclosure A.

The project is funded by the Flood Control District. Sufficient appropriation is available in Fiscal Year 2003-04 Capital Projects Budget (C.P. 67925) to award this contract.

### **Operating Budget Impact**

Following completion of the project, scheduled for April 2004, the Flood Control District anticipates no startup cost or increase in annual operating costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration of contract award, Koam is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, of the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Koam is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program).

### **ENVIRONMENTAL DOCUMENTATION**

On August 19, 2003, your Board found the project categorically exempt.

### **CONTRACTING PROCESS**

On August 19, 2003, your Board adopted the plans and specifications for the project at an estimated construction cost between \$102,546 and \$141,000 and authorized advertising for construction bids. On September 16, 2003, six bids were received. Koam, with a bid of \$158,000, was the lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website (Enclosure C).

The Honorable Board of Supervisors  
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Koam's Community Business Enterprise participation data and three-year contracting history are on file with Public Works.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

During the 90-day construction period, scheduled to begin in January 2004, the project will have minimal impact on current services at this facility. This facility is a Flood Control maintenance yard and is seldom visited by the public. Temporary restroom facilities will be provided for the staff while the existing restroom is being upgraded.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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Enc. 3

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance (Ozie Smith)

November 26, 2003

**ENCLOSURE A**

**PICKENS YARD IMPROVEMENT PROJECT  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6557; C.P. 67925**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Construction Documents	04/28/03	
Jurisdictional Approvals	05/28/03	
Construction Start	10/29/03	01/08/04
Substantial Completion	02/03/04	04/06/04
Final Acceptance	04/14/04	06/22/04

**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Board Approved Project Budget</b>	<b>Impact of this Action</b>	<b>Revised Project Budget</b>
Plan Check	\$ 1,000	\$ 0	\$ \$1,000
Construction			
Construction	\$ 141,000	\$ 17,000	\$ 158,000
Change Order Contingency	21,000	2,700	23,700
Total Construction	\$ 162,000	\$ 19,700	\$ 181,700
Consultant Services	\$ 10,000	\$ ( 4,000)	\$ 6,000
Miscellaneous Expenditures	\$ 5,000	\$ (2,000)	\$ 3,000
County Services	\$ 79,000	\$ (13,000)	\$ 65,300
<b>Total</b>	<b>\$ 257,000</b>	<b>\$ 0</b>	<b>\$ 257,000</b>

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**ENCLOSURE B**

**PICKENS YARD IMPROVEMENT PROJECT  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6557; C.P. 67925**

**BID SUMMARY**

**Bid Opening:**

September 16, 2003

**Bid Summary:**

Bidder	<u>Lump Sum Bid</u>
1. Koam Construction, Inc.	\$ 158,000
2. D & M Construction	\$ 166,000
3. DNAM Construction	\$ 198,700
4. AWI Builders, Inc.	\$ 206,911
5. Kahromic Contracting Inc.	\$ 219,000
6. Syram International	\$ 245,000

**Financial Information:**

Public Works' fair construction cost estimate for the project was between \$102,546 and \$141,000.

November 26, 2003

**ENCLOSURE C**

**PICKENS YARD IMPROVEMENT PROJECT  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6557; C.P. 67925**

**BID SOLICITATION**

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**Bid Information**

**Bid Number :** Specs. 6557

**Bid Title :** Pickens Yard Improvements Project

**Bid Type :** Construction

**Department :** Public Works

**Commodity :** BUILDING CONSTRUCTION SERVICE, NON- RESIDENTIAL (OFFICE BLDG., ETC.)

**Open Date :** 8/18/2003

**Closing Date :** 9/16/2003 11:00 AM

**Bid Amount :** N/A

**Bid Download :** Not Available

**Bid Description :** Pickens Yard is located at: 4628 Briggs Street, La Crescenta, CA 91214. The project consists of constructing a 882-square-foot office addition to provide expanded office space, an ADA compliant restroom, and an ADA access ramp. A prebid conference and site visitation will be held on September 3, 2003, at 10:00 a.m., at the job site to answer questions concerning the project. Attendance is strongly encouraged. The estimated construction cost is between \$102,546 and \$141,000. Copies of the project manual and drawings may be obtained at the: Cashier's Office, 1st Floor, Department of Public Works, 900 South Fremont Avenue, Alhambra, California 91803, for \$25.

**Contact Name :** Dennis Morelos

**Contact Phone# :** (626) 458-2180

**Contact Email :** [dmorelos@ladpw.org](mailto:dmorelos@ladpw.org)

**Last Changed On :** 8/25/2003 6:58:19 AM

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